

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Riverview Townhomes Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** April Boswell AB **CONTACT:** Tina Williamson **EXT.** 7353

**Agenda Date:** 2/7/07 **Regular** ☐ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☒

**MOTION/RECOMMENDATION:**

1. **RECOMMEND DENIAL** of the request for a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 9.99 ± acres, located on the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415, based on staff findings (Daly Design Group, applicant); or
2. **RECOMMEND APPROVAL** of the request for a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 9.99 ± acres, located on the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415 (Daly Design Group, applicant); or
3. **CONTINUE** the item to a time and date certain.

District #5 – Comm. Carey

Tina Williamson, Assistant Planning Manager

**BACKGROUND:**

The applicant is requesting a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development), in order to develop a 60-unit townhome community on 8.39 net developable acres. The request is for a density of 7.15 dwelling units per net buildable acre. The proposed townhome lots will be a minimum of 25' by

Reviewed by:	<u>KFT</u>
Co Atty:	<u>                    </u>
DFS:	<u>                    </u>
OTHER:	<u>                    </u>
DCM:	<u>                    </u>
CM:	<u>                    </u>
File No.	<u>Z2006-51</u>

90' and the townhomes will have a minimum living area of 1,100 square feet.

The location of the proposed PUD is near and adjacent to developments which have been approved for a lower density than the 7.15 dwelling units per net buildable acre proposed by the applicant. Densities in this area allow from 1 dwelling unit per net buildable acre to a maximum of 5.21 dwelling units per net buildable acre (River Run PUD). Staff finds that the density proposed for this development does not provide an appropriate transitional use between the more dense residential and commercial developments to the south and west and the St. Johns River and conservation lands to the north and east.

**STAFF RECOMMENDATION:**

Staff recommends DENIAL of the request for a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 9.99 ± acres, located on the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415.

**Attachments:**

Staff Report  
Preliminary Master Plan  
Location Map  
Future Land Use and Zoning Map  
Aerial Map  
Volusia County FLU Map  
Map of Surrounding Densities  
Exhibit FLU: Appropriate Transitional Land Uses  
Denial Development Order  
Applicant's Justification Statement  
School District Capacity Report  
Email from the City of Sanford

## Riverview Townhomes PUD

### SSLUA from SE to PD & Rezone from A-1 to PUD

<b>APPLICANT</b>	Daly Design Group, Inc.	
<b>PROPERTY OWNER</b>	Rolf Bergmann and Palm Ranch, Inc.	
<b>REQUEST</b>	SSLUA from SE (Suburban Estates) to PD (Planned Development) and a Rezone from A-1 (Agriculture) to PUD (Planned Unit Development)	
<b>PROPERTY SIZE</b>	9.99 ± acres	
<b>HEARING DATE (S)</b>	P&Z: February 7, 2007	BCC: March 27, 2007
<b>PARCEL ID (S)</b>	34-19-31-300-006A-0000, 34-19-31-300-006B-0000 34-19-31-300-006C-0000, 34-19-31-300-006D-0000 34-19-31-300-006E-0000	
<b>LOCATION</b>	On the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415.	
<b>FUTURE LAND USE</b>	SE (Suburban Estates)	
<b>ZONING</b>	A-1 (Agriculture)	
<b>FILE NUMBER</b>	Z2006-51	
<b>COMMISSION DISTRICT</b>	#5 – Carey	

#### Proposed Development:

The applicant is proposing a townhome community consisting of 60 units on 9.99 ± acres (8.39± net buildable), with a density of 7.15 dwelling units per net buildable acre. The minimum lot size for the proposed townhomes will be approximately 25' by 90' with a minimum living area of 1,100 square feet.

#### ANALYSIS OVERVIEW:

##### **ZONING REQUEST**

The applicant is requesting a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development), in order to establish a townhome community consisting of 60 units on 9.99 ± acres (8.39± net buildable).

The following table depicts the minimum regulations for the current zoning district of A-1 (Agriculture) and the requested zoning district of PUD (Planned Unit Development).

<b>DISTRICT REGULATIONS</b>	<b>Existing Zoning (A-1)</b>	<b>Proposed Zoning (PUD)</b>
Minimum Lot Size	1 Acre	2,250 sq. ft.
Minimum House Size	N/A	1,100 sq. ft.
Minimum Width at Building Line	150	25'
Front Yard Setback	50'	22'
Side Yard Setback	10'	0'
(Street) Side Yard Setback	50'	N/A
Rear Yard Setback	30'	13'
Maximum Building Height	35'	35'

## PERMITTED & SPECIAL EXCEPTION USES:

The following table depicts the permitted and special exception uses within the existing and proposed zoning districts:

Uses		A-1 (existing)	PUD (proposed)
Permitted Uses		Agricultural uses such as citrus or other fruit crops cultivation, production and horticulture, truck farms, plant nurseries and greenhouses not involved with retail sales to the general public, silva culture, public and private elementary schools, publicly owned and/or controlled parks and recreation areas, bait production, stables, barns, single-family dwelling and customary accessory uses including one (1) guesthouse or cottage, docks and boathouses, churches and structures appurtenant thereto, community residential homes (group homes and foster care facilities) housing six (6) or fewer permanent unrelated residents.	Townhome units, home occupations, and customary open space amenity uses.
Special Exception Uses		Special Exception such as cemeteries and mausoleums, kennels including the commercial raising or breeding of dogs, hospitals, sanitariums and convalescent homes, veterinary clinics and assisted living facilities and group homes, public and private nursery schools, kindergartens, middle schools, high schools and colleges, public utility and service structures, fishing camps, marinas, gun clubs, or similar enterprises or clubs making use of land with nominal impacts to natural resources, privately owned and operated recreational facilities open to the paying public, such as athletic fields, stadium, racetracks, and speedways, golf driving ranges, riding stables, water plants, and sanitary landfill operations, off-street parking lots, farm worker housing, mobile homes, retail nurseries, landscaping contractors as an accessory use to a wholesale nursery or wholesale tree farm, communication towers, bed and breakfast establishments.	N/A
Minimum Lot Size		1-Acre	2,250 sq. ft.



## **CONSISTENCY WITH THE VISION 2020 COMPREHENSIVE PLAN:**

The Riverview Townhome PUD is proposed on the east side of SR 415 near the Volusia County line. This area of Seminole County has traditionally been utilized as agricultural land and has seen a transition in the last ten years to more suburban developments radiating eastward from downtown Sanford.

Immediately northwest of the subject property is the Sanford Boat Works and Marina, which has a historic Commercial Future Land Use designation and C-2 (Retail Commercial) zoning. North of the subject property, abutting the St. Johns River and crossing into Volusia County are more than 6,770 acres of land that have a Conservation Future Land Use designation. The Conservation lands in Volusia County are predominantly owned by the St. John's River Water Management District (see attached Volusia County Future Land Use Map). Immediately south of the subject property is the River Run PUD, which is approved for an RV park with 12.14 sites per net buildable acre, a single-family subdivision with a density of 5.21 dwelling units per net buildable acre and commercial uses south of the RV park and adjacent to SR 46.

The three main residential developments in the area are the Indian Mound Village Subdivision (northwest), River Run PUD (south) and Cameron Heights PUD (southwest). These three developments consist of single-family homes and townhomes located within ½ mile from the subject property (see attached map). These developments have received approvals for densities ranging from 4 dwelling units per net buildable acre to 5.21 dwelling units per net buildable acre.

Staff has reviewed the proposed Future Land Use Amendment to Planned Development for consistency with the Vision 2020 Comprehensive Plan and finds that it is not consistent in the following areas:

### **FLU Element Plan Amendment Standards of Review:**

The Future Land Use Element Comprehensive Plan lays out certain criteria that proposed future land use amendments must be evaluated against. The following is a list of the criteria and staff's evaluation of the proposed amendment:

**A. Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.**

### **Staff Evaluation**

The character of the area has changed enough to warrant a land use designation other than 1 dwelling unit per net buildable acre that would serve as a transition between the existing developments to the south and west and the St. Johns River to the north and east. However, the proposed density of 7.15 dwelling units per net buildable acre is greater than a density that would provide an appropriate transitional use as explained under E below and is not consistent with other Comprehensive Plan policies as explained under G below.

**B. Whether public facilities and services will be available concurrent with the impacts of development at adopted levels of service.**

**Staff Evaluation**

The development will have to undergo Concurrency Review prior to Final Engineering approval and must meet all Concurrency standards in order to proceed, therefore this criterion is not at issue.

**C. Whether the site will be able to comply with flood prone regulations, wetland regulations and all other adopted development regulations.**

**Staff Evaluation**

The site will have to comply with all Land Development Regulations regarding development in and around wetland and floodplain areas at the time of Final Engineering, therefore this criterion is not at issue.

**D. Whether the proposal adheres to other special provisions of law (e.g., the Wekiva River Protection Act).**

**Staff Evaluation**

The subject property is not located within any special districts or overlays and therefore this criterion is not at issue.

**E. Whether the proposed use is compatible with surrounding development in terms of community impacts and adopted design standards of the Land Development Code.**

**Staff Evaluation**

Policy FLU 2.11: Determination of Compatibility in the Planned Unit Development Zoning Classification states that the County shall consider uses or structures proposed within the Planned Unit Development (PUD) and Planned Commercial Development (PCD) zoning classifications on a case by case basis evaluating the compatibility of the proposed use or structure with surrounding neighborhoods and uses. Compatibility may be achieved by application of development standards such as, but not limited to, lot size, setbacks, buffering, landscaping, hours of operation, lighting, and building heights. The Board of County Commissioners shall have discretion as to the uses and structures approved with a PUD or PCD zoning classification.

To ensure a compatible west to east transition, approaching the St. Johns River, the application would need to propose decreasing density from the west side of SR 415 to the east side of SR 415 adjacent to the river. The proposed land use amendment would create an increase in density from the west to east side SR 415, approaching the St.

Johns River (from 1 dwelling unit per net buildable acre on the east side of SR 415 to 7.15 dwelling units per net buildable acre immediately adjacent to the river).

To ensure a compatible south to north transition from SR 46, the application would need to propose decreasing density from the commercial uses adjacent to the SR 415/SR 46 intersection to the conservation lands adjacent to the St. Johns River. The proposed land use amendment would create an increase in density from the south to the north, approaching the St. Johns River (from 5.21 dwelling units per net buildable acre in the River Run PUD to the south to 7.15 dwelling units per net buildable acre immediately adjacent to the river).

Staff finds that the proposed density of 7.15 dwelling units per net buildable acre is not a compatible transitional land use between densities ranging from 1 to 5 dwelling units per net buildable acre and large tracts of vacant and sensitive conservation land, therefore this criterion is not met.

**F. Whether the proposed use furthers the public interest by providing:**

**1. Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site**

**Staff Evaluation**

The proposed Preliminary Master Plan does not provide sites for public facilities or facility improvements in excess of Land Development Code requirements; therefore this criterion is not met.

**2. Dedications or contributions in excess of Land Development Code requirements**

**Staff Evaluation**

The proposed Preliminary Master Plan does not indicate any dedications or contributions in excess of Land Development Code requirements that would further the public interest, therefore this criterion is not met.

**3. Affordable housing**

**Staff Evaluation**

The proposed development does not provide for affordable housing, therefore this criterion is not met.

#### **4. Economic development**

##### **Staff Evaluation**

The application is strictly for a residential product and the applicant has not provided an economic analysis or other data demonstrating that the proposed townhomes will generate economic development; therefore this criterion is not met.

#### **5. Reduction in transportation impacts on area-wide roads**

##### **Staff Evaluation**

The applicant has not submitted a traffic study, or other data, demonstrating that traffic impacts on area-wide roads will be reduced; therefore this criterion is not met.

#### **6. Mass transit**

##### **Staff Evaluation**

No mass transit facilities are proposed as part of this application, therefore this criterion is not met.

**G. Whether the proposed land use designation is consistent with any other applicable Plan policies, the Strategic Regional Policy Plan and the State Comprehensive Plan.**

The following are applicable Vision 2020 Policies and Exhibits and staff's evaluation:

##### **Policy FLU 2.5: Transitional Land Uses**

The County shall evaluate Plan amendments to ensure that transitional land uses are provided as a buffer between residential and nonresidential uses, between varying intensities of residential uses and in managing redevelopment of areas no longer appropriate as viable residential areas. *Exhibit FLU: Appropriate Transitional Land Uses* is to be used in determining appropriate transitional uses.

##### **Staff Evaluation**

*Exhibit FLU: Appropriate Transitional Land Uses* (see attached table) in the Future Land Use Element is used as a guide in evaluating compatibility between proposed and adjacent land uses. The subject property is surrounded on three sides by the Suburban Estates Future Land Use designation, which only allows for a maximum of 1 dwelling unit per net buildable acre. While the proposed Future Land Use designation is Planned Development, the proposed density of 7.15 dwelling units per net buildable acre is equivalent to the Medium Density Residential Future Land Use designation (maximum of 10 dwelling units per net buildable acre). FLU Exhibit 2 indicates that Medium Density Residential is not a compatible transitional land use adjacent Suburban

Estates. The proposed land use amendment with a density of 7.15 dwelling units per net buildable acre is not consistent with the Future Land Use Element of the Comprehensive Plan; therefore this criterion is not met.

### **SITE ANALYSIS:**

#### **ENVIRONMENTAL IMPACTS:**

##### *Floodplain Impacts:*

Based on FIRM map 12117C0065E, with an effective date of April 17, 1995, as well as preliminary DFIRMs, there appears to be 100 year floodplains (zone AE) on the subject parcels; the majority of the project area, however, appears to lie in floodzone X, outside the 100 year floodplain. All development must comply with Seminole County Land Development Code Regulations regarding floodplains at the time of Final Engineering.

##### *Wetland Impacts:*

Based on preliminary aerial photo and County wetland map analysis, there appears to be wetlands on the subject property. All development must comply with Seminole County Land Development Code Regulations regarding wetlands at the time of Final Engineering.

##### *Endangered and Threatened Wildlife:*

Based on a preliminary analysis, there are endangered and threatened wildlife on the subject property. A listed species survey will be required prior to Final Engineering approval.

#### **PUBLIC FACILITY IMPACTS:**

Rule 9J-5.0055(3)(c)1-2, Florida Administrative Code, requires that adequate public facilities and services be available concurrent with the impacts of development. The applicant has elected to defer Concurrency Review at this time and is required to undergo Concurrency Review prior to Final Engineering approval.

The following table depicts the impacts the proposed development has on public facilities:

<b>Public Facility</b>	<b>Existing Condition (A-1)</b>	<b>Proposed Development (60 Townhome PUD)</b>	<b>Net Impact</b>
Water (GPD)	350	16,500	16,150
Sewer (GPD)	300	15,000	14,700
Traffic (ADT)	100	352	252

#### *Utilities:*

The site is located in the City of Sanford's utility service area, and will be required to connect to public utilities. There is an 8-inch water main on the east side of SR 415 and a 24-inch reclaimed water main on the south side of Celery Ave near Cameron Ave.

#### *Transportation / Traffic:*

The property proposes access onto SR 415, which is classified as an arterial roadway. SR 415 is currently operating at an unknown level-of-service and does not have improvements programmed in the County 5-year Capital Improvement Program or FDOT 5-year Work Program. However, FDOT has a Preliminary Design & Environmental study in the work program for SR 415.

#### *School Impacts:*

The Seminole County Public School District has prepared an analysis regarding impacts resulting from recently platted residential developments that are zoned for the same schools as the subject property, but are not yet included in the school capacity numbers. This analysis is included as an attachment to this report.

#### *Public Safety:*

The County Level-Of-Service standard for fire protection and rescue, per Policy PUB 2.1 of the Comprehensive Plan, is 5 minutes average response time. The nearest response unit to the subject property is Station #36, which is located at 3355 E. SR 46. Based on an average of two minutes per mile, the average response time to the subject property is less than 5 minutes.

#### *Drainage:*

The proposed project is located within the Midway Drainage Basin, and does not appear to have limited downstream capacity. At a minimum, based on preliminary review, the site will have to be designed to provide retention to attenuate the 25 year/24 hour pre-post rate difference. If any impacts to 100 year floodplains are proposed, floodplain compensation will also be required.

#### *Parks, Recreation and Open Space:*

In accordance with Section 30.451 (e) of the Land Development Code, the applicant will be required to provide twenty-five (25) percent of the site in useable open space. The location of and the amenities associated with the open space will be determined at the time of Final Master Plan Approval.

#### *Buffers and Sidewalks:*

The applicant is proposing the following buffers:

West property line (adjacent to SR 415): 45' natural buffer  
East property line (adjacent to wetland): Wetland acts as a natural buffer  
North Property Line: 0.58 Acre conservation area  
South Property Line: Shall comply with Section 30.1232 of the Seminole County Land Development Code Active/Passive buffer setback design standards.

The developer will be required to construct a sidewalk along the property frontage adjacent to SR 415.

### **APPLICABLE POLICIES:**

#### **FISCAL IMPACT ANALYSIS:**

This project does not warrant running the County Fiscal Impact Analysis Model.

#### **SPECIAL DISTRICTS:**

The subject property is not located within any special district or overlay.

#### **COMPREHENSIVE PLAN (VISION 2020):**

The County's Comprehensive Plan is designed to preserve and enhance the public health, safety and welfare through the management of growth, provision of adequate public services and the protection of natural resources.

The following policies are applicable with the proposed project (there may be other provisions of the Comprehensive Plan that apply that are not included in this list):

Policy FLU 2.5: Transitional Land Uses

Policy FLU 2.11: Determination of Compatibility in the Planned Unit Development Zoning Classification

FLU Exhibit 2: Appropriate Transitional Land Uses

Policy FLU 12.5: Evaluation Criteria of Property Rights Assertions

Policy POT 4.5: Potable Water Connection

Policy SAN 4.4: Sanitary Sewer Connection

Policy PUB 2.1: Public Safety Level-of-Service

### **INTERGOVERNMENTAL NOTIFICATION:**

An intergovernmental notice was sent to the Seminole County School Board on January 25, 2007 and to the City of Sanford on January 30, 2007. On January 31, 2007, the City of Sanford responded with an email, which is attached.

### **LETTERS OF SUPPORT OR OPPOSITION:**

At this time, Staff has received no letters of support or opposition.

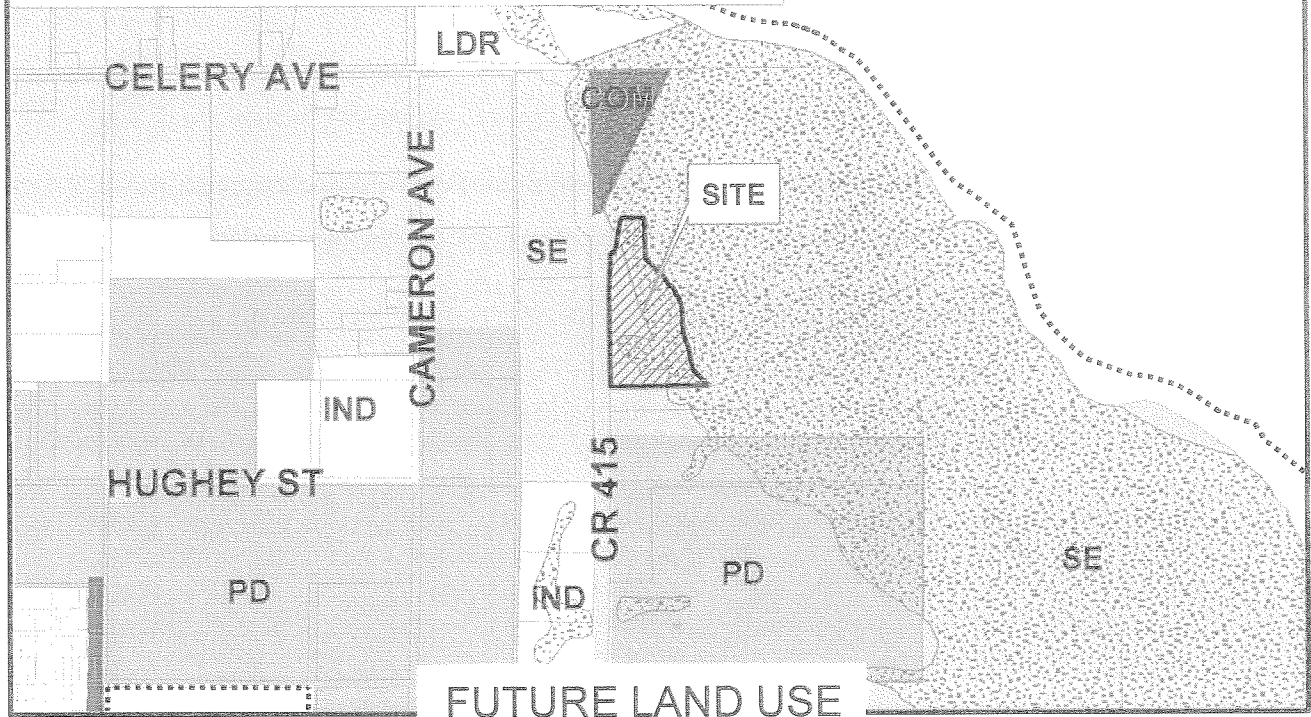
**STAFF RECOMMENDATION:**

Staff recommends DENIAL of the request for a Small Scale Future Land Use Amendment from SE (Suburban Estates) to PD (Planned Development) and a rezone from A-1 (Agriculture) to PUD (Planned Unit Development) on 9.99  $\pm$  acres, located on the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415.





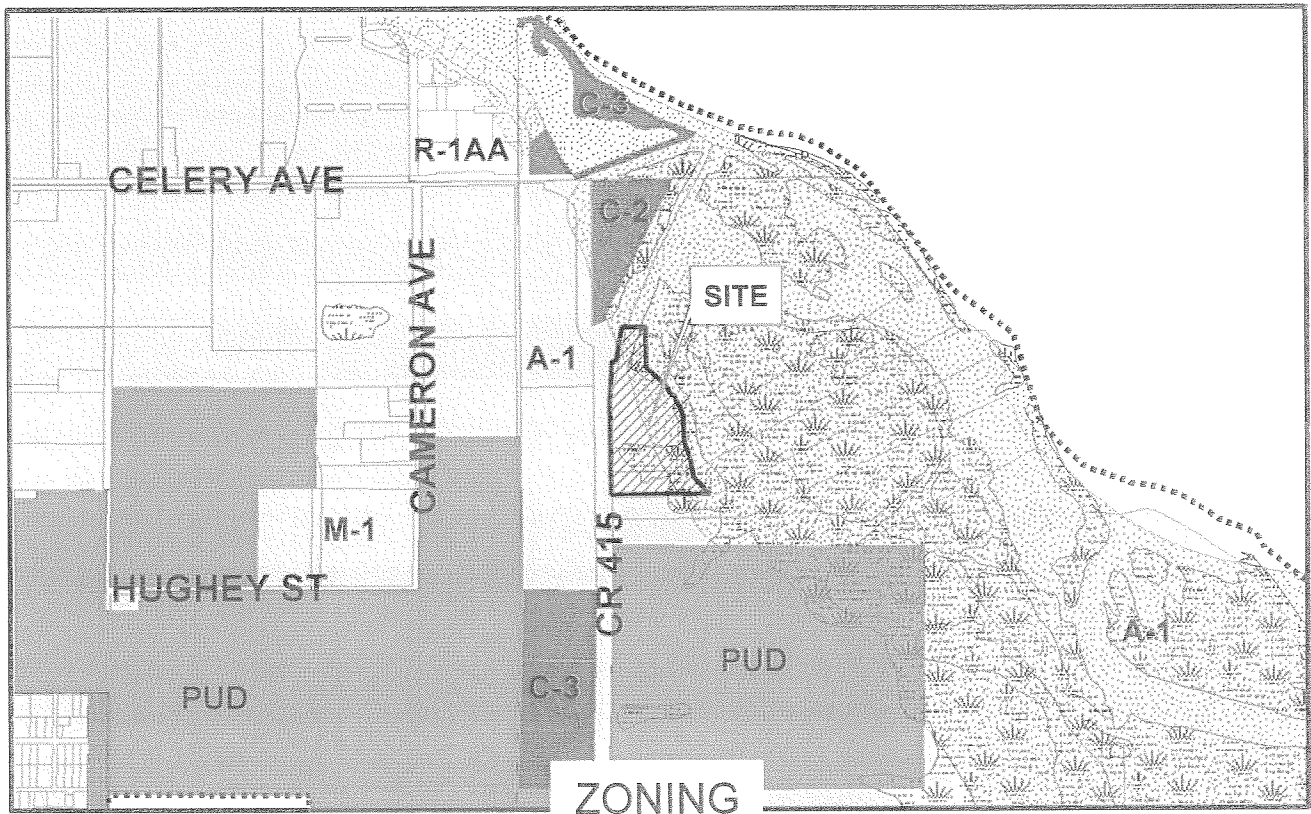
The presence of any wetlands and or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained/during the development review process. Wetland information, based on SJRWMD's update of National Wetland Inventory Maps, and 100 yr floodprone area information, based on Flood Insurance Rate Maps provided by FEMA.



Site
  Municipality
  SE
  LDR
  PD
  COM
  IND
  CONS

Applicant: Thomas Daly  
 Physical STR: 34-19-31-300-006A, 006B, 006C, 006D, 006E  
 Gross Acres: 9.99 +/- BCC District: 5  
 Existing Use: Vacant  
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	09-0655.01	SE	PD
Zoning	Z2006-051	A1	PUD



A-1
  R-1AA
  PUD
  C-2
  C-3
  M-1
  FP-1
  W-1



FLU No: 09-0655.01  
 From: SE To: PD  
 Rezone No: Z2006-051  
 From: A-1 To: PUD

- ☐ Parcel
- ☐ Subject Property



Winter 2003 Color Aerials



LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34-19-31 AND THE EAST RIGHT OF WAY LINE STATE ROAD 415; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°35'26" WEST, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 00°35'26" WEST, A DISTANCE OF 638.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 07°10'37" AND A CHORD DISTANCE OF 232.82 FEET WHICH BEARS NORTH 02°59'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 232.97 FEET; THENCE SOUTH 83°24'49" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,834.86 FEET, A CENTRAL ANGLE OF 07°11'24" AND A CHORD DISTANCE OF 230.10 FEET WHICH BEARS NORTH 01°19'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 89°24'34" EAST, A DISTANCE OF 157.07 FEET; THENCE SOUTH 00°35'26" EAST, A DISTANCE OF 264.00 FEET TO A POINT ON THE 100 YEAR FLOOD PLANE LINE (ELEVATION=8.7); THENCE ALONG SAID 100 YEAR FLOOD PLANE LINE THE FOLLOWING TWELVE COURSES AND DISTANCES: SOUTH 47°32'25" EAST, A DISTANCE OF 148.28 FEET; THENCE SOUTH 35°16'15" EAST, A DISTANCE OF 51.60 FEET; THENCE SOUTH 26°11'42" EAST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 54°45'21" EAST, A DISTANCE OF 36.89 FEET; THENCE SOUTH 24°30'39" EAST, A DISTANCE OF 81.76 FEET; THENCE SOUTH 40°48'28" EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 16°54'54" EAST, A DISTANCE OF 60.11 FEET; THENCE SOUTH 02°32'45" EAST, A DISTANCE OF 13.12 FEET; THENCE SOUTH 19°47'52" EAST, A DISTANCE OF 105.76 FEET; THENCE SOUTH 09°53'19" EAST, A DISTANCE OF 132.13 FEET; THENCE SOUTH 43°55'45" EAST, A DISTANCE OF 122.28 FEET; THENCE SOUTH 64°05'27" EAST, A DISTANCE OF 29.89 FEET; THENCE DEPARTING SAID 100 YEAR FLOOD PLANE LINE SOUTH 89°24'34" WEST, A DISTANCE OF 647.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.99 ACRES (435,029 SQUARE FEET), MORE OR LESS.

Notes:

1. The site will be developed in one phase.
2. All units will be sold fee simple. Deed restrictions will be addressed during the review of the final master plan.
3. All common areas, recreation facilities, and buffers will be owned and maintained by a homeowner's association.
4. The development will be gated and the Roadways will be private. The homeowners association will provide ownership and maintenance for this project. All appropriate easement will be granted to Seminole County for Fire, Police, trash collection and other entities that may need access to this project.
5. Lift station will be dedicated to the City of Sanford.
6. Water and sewer service will be provided by the city of Sanford. A conceptual master utility plan will be submitted with the Final Master plan.
7. Buffers will be provided consistent with the active passive buffer requirements.
8. The 100 year flood plain does encumber the property.
9. Topography shown on the plan is based upon USGS maps.
10. Soil delineation's shown on the plan are based upon the SCS maps.
11. This property is located in proximity to an airport noise zone. The properties delineated on this project are subject to aircraft noise that may be objectionable.
12. The sale of each residential lot shall include a deed containing the following language in bold type face:  
**NOTICE OF AIRPORT NOISE**  
**This property is located in proximity to an airport noise zone. Residents will be subject to aircraft noise that may be objectionable.**

Owner

Rolf and Brigitte Bergmann  
2521 County Road 415A  
Sanford FL 32771

Owner

Palm Ranch Inc  
2521 County Road 415A  
Sanford FL 32771

Planner / Landscape Architect

Daly Design Group, Inc  
604 Courtland Street  
Suite 202  
Orlando FL, 32707  
Ph. 407-740-7373  
Contact: Mr. Tom Daly  
Mr. Bill Maki

Developer

Orlando RE Partners, LLC  
420 Anson Lane  
Suite 102  
Orlando FL, 32814  
Contact: Mr. Brad Cowherd

Surveyor

ASM Surveyors  
1030 N Orlando Ave.  
Suite B  
Winter Park, FL 32789  
Ph. (407) 426-7979  
Contact: Mr. Brett Moscovitz

Engineer

Madden Engineering  
431 E. Horatio Ave., Suite 260  
Maitland, FL 32751  
Ph. 407-629-8330  
Contact: Mr David Giunti

Preliminary Master Plan  
daly design group inc.

Land Planning • Landscape Architecture • Project Management

604 Courtland Street, suite 202, Orlando, Florida 32804  
Phone 407.740.7373 • Fax 407.740.7661 • www.dalydesign.com  
Job No: 2604 • Scale 1"= 100' • Date: July 2006

Cameron Heights  
FLU - PUD  
ZONING - PUD

FLU - SE  
ZONING - A-1

FLU - IND  
ZONING - C-3

Com

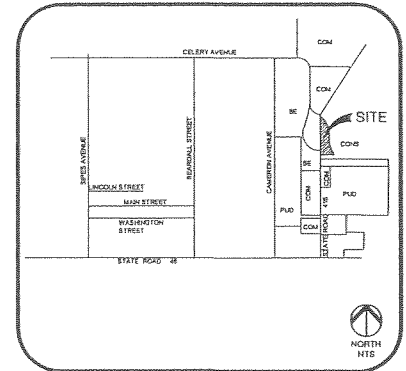
Sterling Meadows  
FLU - PUD  
ZONING - PUD

Preliminary Master Plan

scale 1"=100'

Revisions

1 11.09.06 Revised per County Comments dated 08.14.2006 11.30.06



Location Map

Site Data

Parcel ID	
34-19-31-300-006C-0000	
34-19-31-300-006B-0000	
34-19-31-300-006E-0000	
34-19-31-300-006D-0000	
34-19-31-300-006A-0000	
Total land area	9.99 ac
Floodplain	0.56 ac
Potential Roadway (measured)	1.02 ac
Net Developable Acres	8.39 ac
Total Units	60
Proposed Density	7.2 du/net
Existing FLU	SE
Existing Zoning	A-1
Proposed FLU	PUD
Proposed Zoning	PUD
Required Openspace (25%)	2.49 ac
Max Building Height	35'
Min lot size	26' x 90'
Min living area	1,100 sf
Setbacks on Lots	
Front	22'
Rear	13'
Side	0'
Building separation	
Front to sidewalk	22'
Rear to rear	40'
Side to side	20'
Rear side	30'
Building Setbacks From Property Lines	
415' ROW (passive side)	25'
Along South Property line (active side)	50'
Total parking	162
Required parking (2 per unit)	120
Visitor parking	42
Utility Usage	
Water Usage (350 GPD)	21,000 GPD
Sanitary Sewer Usage (300 GPD)	18,000 GPD
Projected Trips (5.65/day)	351 ADT

Property Appraiser ID Number

34-19-31-300-006A-0000  
34-19-31-300-006B-0000  
34-19-31-300-006C-0000  
34-19-31-300-006D-0000  
34-19-31-300-006E-0000

Seminole County  
Approved for Construction

This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of The Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans of the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

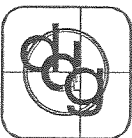
Approved

Seminole County Development Review Department

Date

Soils Legend

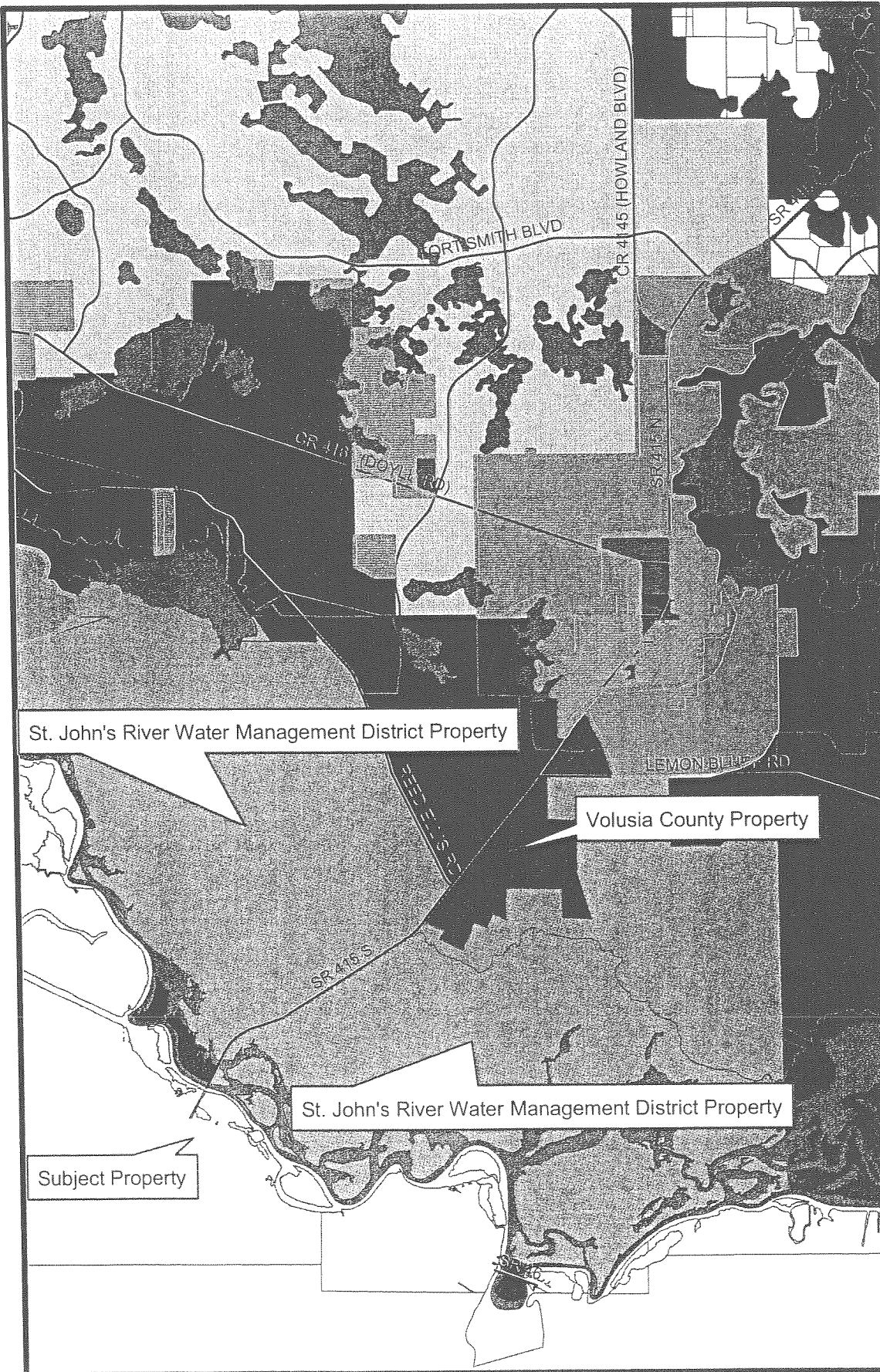
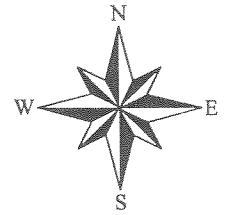
- (13) EauGallie and Immokalee fine sands.
- (15) Felda and Manatee mucky fine sands, depressional
- (29) St Johns and EauGallie fine sands



2604

DEC 01 2006

# Volusia County Future Land Use

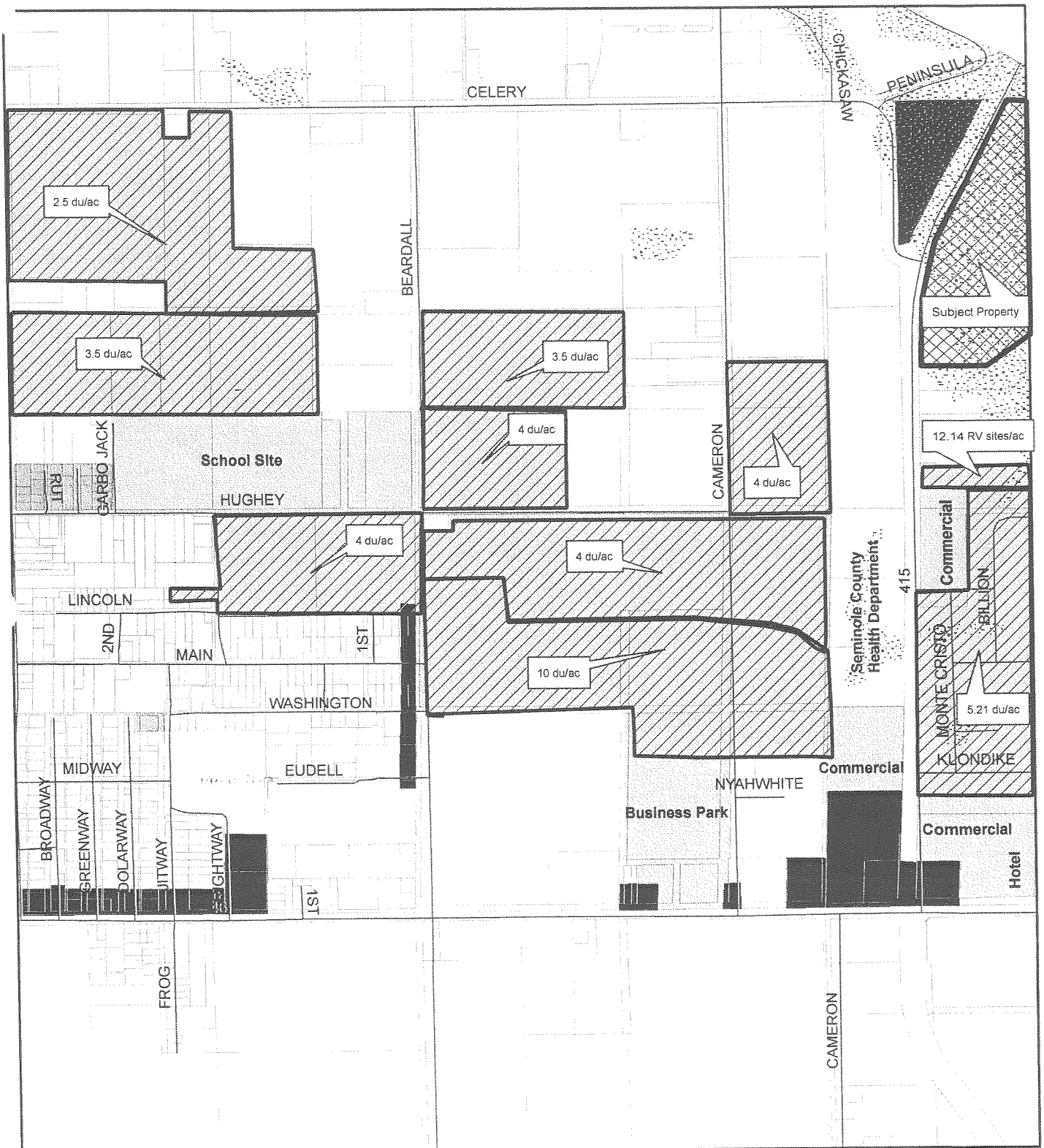


## Future Land Use

- Activity Center
- Agriculture
- Conservation
- Commercial
- Environmental Systems Corridor
- Incorporated
- Low Impact Urban
- Public
- Rural
- Recreation
- Urban Low Intensity
- Urban Medium Intensity
- Water

0 2,900 5,800 11,600 Feet

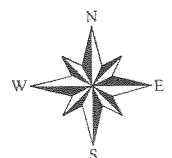
# Riverview Townhome Rezone Vicinity Map



## Future Land Use

- |              |                            |                     |
|--------------|----------------------------|---------------------|
| Conservation | Suburban Estates           | Planned Development |
| Industrial   | Low Density Residential    | Office              |
| Recreation   | Medium Density Residential | Commercial          |

0 495 990 1,980 Feet





# Vision 2020 Comprehensive Plan Seminole County, Florida

## Appropriate Transitional Land Uses

This table is to be used as a general guide in evaluating compatibility between proposed and adjacent land uses. A transitional land use is any land use which functions as: (1) a transition through space by a gradual increase in development intensity between land uses (e.g., development of medium density residential between high and low density uses, or a low density development at an urban fringe between an urban area and surrounding general rural areas); and/or (2) transition through time by the conversion of residential uses to higher intensity residential and office uses where the character of an area has changed and the existing use is no longer an appropriate long-term use. Other provisions such as maintaining community character, availability of facilities and services and comprehensive plan policies will also apply to amendment requests.

PROPOSED LAND USE	ADJACENT LAND USE										
	RURAL	SUBURBAN ESTATES	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	OFFICE	NEIGH	COMM- REGIONAL	LIGHT IND	GENERAL IND	PUBLIC
Rural *	7	7	7				.				.
Suburban Estates		7	7				.				.
Low Density Residential		7	7	7	.	.	.				.
Medium Density Residential			7	7	7	7	.	.	.		.
High Density Residential			.	7	7	7	7	7	.		
Office **			.	7	7	7	7	7	7	.	7
COMMERCIAL											
Neighborhood	.	.	.	.	7	7	7	7	7	7	7
Community/Regional				.	7	7	7	7	7	7	7
INDUSTRIAL											
Light				.	.	7	7	7	7	7	7
General						.	7	7	7	7	7
Public	.	.	.	.	7	7	7	7	7	7	7

### 7 Compatible Transitional Use

Can be a compatible transitional use with sensitive site design such as transitioning lot sizes, sufficient buffers, limited building heights, architectural controls and limited hours of operation, limiting adjacent uses to passive, unobtrusive uses (e.g., no dump sites, loading areas, lighting, noise, odor or hazardous materials). May require a MRO, MROC, MROCI, TI, PUD or PCD zoning to address these issues. Public use compatibility varies greatly with proposed uses. Because public uses support neighborhoods, these uses are appropriate near residential areas though special buffering may be required.

\* Transitioning of land use (i.e., stepping down of land uses from higher densities to less intense uses) is ineffective in a rural area since it does not clearly identify the future limits of urban development, and will likely lead to urban sprawl. A clear and sharp distinction (e.g., establishment of urban boundaries) between rural and urban densities is considered more effective in protecting rural character.

\*\* See Definitions of Future Land Use Designations in the Future Land Use Element for details regarding architectural compatibility.



**SEMINOLE COUNTY DENIAL DEVELOPMENT ORDER**

On March 27, 2007, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

**Property Owner:** Rolf Bergmann and Palm Ranch, Inc.  
2521 CR 415A  
Sanford, FL 32771

**Project Name:** Riverview Townhomes PUD

**Requested Development Approval:**

Small Scale Future Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development)

The Board of County Commissioners has determined that the request for a Small Scale Future Land Use Amendment from Suburban Estates (SE) to Planned Development (PD) and rezone from A-1 (Agriculture) to PUD (Planned Unit Development) is not compatible with the surrounding area, is not consistent with Policy FLU 2.5 Transitional Land Uses and Policy FLU 2.11: Determination of Compatibility in the Planned Unit Development Zoning Classification and does not further the public interest as described in the Vision 2020 FLU Element Plan Amendment Standards of Review.

After fully considering staff analysis titled "Riverview Townhomes Small Scale Future Land Use Amendment from Suburban Estates (SE) to Planned Development (PD); and rezone from A-1 (Agriculture) to PUD (Planned Unit Development)" and all evidence submitted at the public hearing on March 27, 2007, regarding this matter the Board of County Commissioners have found, determined and concluded that the requested development approval should be denied.



**FILE # Z2006-051**

**DEVELOPMENT ORDER # 06-22000005**

**ORDER**

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

The aforementioned application for development approval is **DENIED**.

**Done and Ordered on the date first written above.**

**SEMINOLE COUNTY BOARD OF COUNTY  
COMMISSIONERS**

**By:** \_\_\_\_\_  
Carlton D. Henley, Chairman

EXHIBIT A

DESCRIPTION

SUBJECT PROPERTY ALSO DESCRIBED AS:

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34-19-31 AND THE EAST RIGHT OF WAY LINE STATE ROAD 415; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°35'26" WEST, A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 00°35'26" WEST, A DISTANCE OF 636.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,859.86 FEET, A CENTRAL ANGLE OF 07°10'37" AND A CHORD DISTANCE OF 232.82 FEET WHICH BEARS NORTH 02°59'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 232.97 FEET; THENCE SOUTH 83°24'49" EAST, A DISTANCE OF 25.00 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1,834.86 FEET, A CENTRAL ANGLE OF 07°11'24" AND A CHORD DISTANCE OF 230.10 FEET WHICH BEARS NORTH 10°10'53" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.25 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE NORTH 89°24'34" EAST, A DISTANCE OF 157.07 FEET; THENCE SOUTH 00°35'26" EAST, A DISTANCE OF 264.00 FEET TO A POINT ON THE 100 YEAR FLOOD PLANE LINE (ELEVATION=9.7'); THENCE ALONG SAID 100 YEAR FLOOD PLANE LINE THE FOLLOWING TWELVE COURSES AND DISTANCES: SOUTH 47°33'25" EAST, A DISTANCE OF 146.26 FEET; THENCE SOUTH 39°16'15" EAST, A DISTANCE OF 51.60 FEET; THENCE SOUTH 26°11'42" EAST, A DISTANCE OF 32.29 FEET; THENCE SOUTH 54°45'21" EAST, A DISTANCE OF 36.69 FEET; THENCE SOUTH 24°30'39" EAST, A DISTANCE OF 61.76 FEET; THENCE SOUTH 40°48'25" EAST, A DISTANCE OF 17.13 FEET; THENCE SOUTH 18°54'54" EAST, A DISTANCE OF 60.11 FEET; THENCE SOUTH 02°32'45" EAST, A DISTANCE OF 173.12 FEET; THENCE SOUTH 19°47'08" EAST, A DISTANCE OF 105.76 FEET; THENCE SOUTH 09°53'19" EAST, A DISTANCE OF 132.13 FEET; THENCE SOUTH 43°55'45" EAST, A DISTANCE OF 122.29 FEET; THENCE SOUTH 54°05'27" EAST, A DISTANCE OF 29.99 FEET; THENCE DEPARTING SAID 100 YEAR FLOOD PLANE LINE SOUTH 89°24'34" WEST, A DISTANCE OF 647.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.99 ACRES (435,029 SQUARE FEET), MORE OR LESS.

January 11, 2007

Ms. April Boswell  
Current Planning Manager  
Seminole County Planning  
1101 E. First St.  
Sanford, FL 32771

Re: River Crest PUD

Job no. 2604

Ms. Boswell,

At your request we have reviewed the Seminole county Vision 2020 plan to evaluate our current land use request and determine the consistency with the adopted policies contained in the future land use element. As you are aware the county has established (in addition to the adopted policies) standards of review in determining the appropriateness of a request to amend the future land use plan. Specifically there are 6 criteria outlined in the vision 2020 plan. Our analysis has incorporated a review of these six criteria and also other policies within the vision 2020 plan. The following is our findings

#### PLAN AMENDMENT STANDARDS OF REVIEW

- A. *Whether the character of the surrounding area has changed enough to warrant a different land use designation being assigned to the property.*

Response: In recent years there have been significant changes to the area's infrastructure and land use's approved in the vicinity of this property that have changed and will continue to change the character of the area. For example;

- Approval and development of the Sterling Meadows subdivision
- Approval of the Cameron Heights PUD
- The growth and expansion of the Orlando-Sanford airport.
- The extension of Lake Mary Boulevard.
- Funding of improvements for the widening of SR 415 and SR46.
- The construction of the city of Sanford's wastewater treatment facility.
- The extension of water, sewer and re-use lines to the area by the city of Sanford.

Most of these changes have been funded by the public in order to accommodate the current and future growth in this area of the county. The planning, design and funding of these improvements have been provided by federal, state and local agencies. The approvals of private

development in this area has increased the number of residential units by over 1,100 homes and townhomes and provided for the construction of 91,000 square feet of commercial and 146,000 square feet of industrial. In the approval of the Cameron Heights project. It was recognized both by staff and the board of county commissioner's that it was important to have housing near a major employment center (Orlando-Sanford airport) and therefore that project was approved.

The current future land use designation for this property is suburban estates. The proposed application is for a Planned development land use designation with a density of 6 units per net acre. The subject property has significant frontage along SR 415. The proposed widening of SR 415 into a 4 lane arterial road will directly change the character of the site and will dictate the type and intensity of development adjacent to the road.

The county has approved policies for the protection of an area west of the subject property. The purpose of these "overlay standards" was to recognize historic trends in land-use along celery ave. This overlay does not include the subject property. The character of existing and future land use patterns along the SR 415 is significantly different than those within the Celery Ave. corridor and should not be viewed in the same context.

*B. Whether public facilities and services will be available concurrent with the impacts if development at adopted levels of service*

Response: the existing and planned improvements servicing the subject property have anticipated urban development. a certificate of concurrency will be required to confirm the availability of public services prior to the development of the site.

*C. Whether the site is suitable for the proposed use and will be able to comply with flood prone regulations, wetland regulations and all other adopted development regulations.*

Response: the site does not lie within the 100 year flood plain. There are no wetland impacts necessary in order to develop the property. No waivers to the land development regulations are needed to develop the site at the density proposed with this application.

*D. Whether the proposal adheres to other special provisions of law.*

Response: to the best of our knowledge there are no special provisions of law that encumber the subject site.

- E. *Whether the proposed use is compatible with the surrounding development in terms of community impacts and adopted design standards of the land development code.*

Response: As discussed in the response to item A, the area surrounding the site is urbanizing. It is located east of SR 415. The site is not included in the Celery Ave. overlay standards and is separated from lands within the overlay area by an arterial roadway that is scheduled to be widened to four lanes.

- F. *Whether the proposed use furthers the public interest by providing;*

1. *Sites for public facilities or facility improvements in excess of requirements likely to arise from development of the site.*

Response: No additional public facilities are proposed with this application.

2. *Dedications or contributions in excess of Land Development Code requirements;*

Response: the proposed preliminary master plan incorporates a significant vegetative buffer along SR 415. This buffer is in excess of the Seminole county land development code.

3. *Affordable Housing*

Response: the proposed development will not be designated for affordable housing.

4. *Economic Development*

Response: the development of this site at the proposed density will provide housing for a major employment center (the Orlando-Sanford Airport).

5. *Reduction of transportation impacts on area wide roads.*

Response: The site is located near a major employment center. The distance to travel from home to work will potentially be minimized. Locating homes near employment centers will lessen impacts on the area wide roadway network.

6. *Mass transit:*

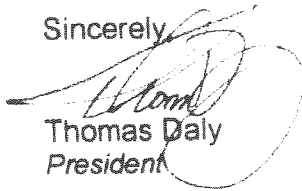
Response: currently there is no mass transit servicing the site.

7. Whether the proposed land use designation is consistent with any other applicable plan policies, the strategic regional plan or state comprehensive plan.

Response: The proposed request is consistent with policy 6.15 of the ECFRPC's Strategic policy plan which encourages higher density development near major employment centers in order to encourage shorter travel distances to the work place, encourage walking and minimize auto trips.

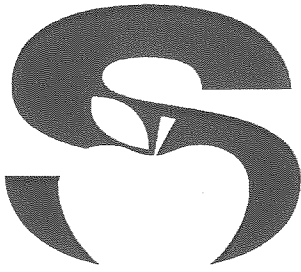
We trust this analysis will assist staff in there review of the proposed application. If you have any questions or comments feel free to contact our office.

Sincerely,



Thomas Daly  
President

Cc: Mr. Brad Cowherd  
Mr. David Glunt, Madden Engineering.



## SEMINOLE COUNTY PUBLIC SCHOOLS School Capacity Report

**To:** Seminole County Board of County Commissioners

**From:** George Kosmac, Deputy Superintendent, Seminole County Public Schools

**Date:** January 25, 2007

**RE.** SR 415 / Riverview Townhomes land use change/rezone Z2006-051

Seminole County Public Schools (SCPS), in reviewing the above rezone request, has determined that if approved the new zoning designation would have the effect of increasing residential density, and as a result generate additional school age children.

**Description** – Future land use amendment and rezone request on +/- 9.99 acres located on the east side of S.R. 415, south of Celery Avenue and north of SR 46. Parcel ID's 34-19-31-300-006C-0000, 34-19-31-300-006B, 34-19-31-300-006E, 34-19-31-300-006D-0000, 34-19-31-300-006A-0000.

Based on information received from Seminole County Planning and from the staff report for the request, SCPS staff has summarized the potential school enrollment impacts in the following tables:

Total Proposed units					
Total # of Units		# of Single-Family Lots		# of Multi-Family Units	
60		0		60	
Student Generation					
Impacted Schools	Projected Number of Additional Students	Current Capacity	Current Enrollment	Percent Utilization	Students Resulting from Recently Approved Developments
Elementary Northeast Cluster	7	1933	2105	108.9	165
Middle Millennium	3	1548	1746	112.8	74
High Seminole	4	3049	3187	104.5	210

## Terms and Definitions:

**Florida Inventory of School Houses (FISH):** The numbering and data collection system developed and assigned through the Department of Education for land parcels, buildings, and rooms in public educational facilities. Based upon district data entry, FISH generates the student station counts and report data for school spaces throughout the districts and the State.

**Student Stations:** The actual number or count of spaces contained within a room that can physically accommodate a student. By State Board Rule, the student station count is developed at the individual room level. Prior to Class Size Reduction (CSR), the number of student stations assigned to a room was dependent upon the room size and the particular the instructional program assigned to the room. This is no longer the case for core curricula spaces. The total number of student stations at a campus is determined by the cumulative student station count total of the rooms at the campus that are assigned student station counts.

**Current Enrollment:** The number of students reported on October 10, 2006 (Second FTE reporting date).

**Utilization:** A State Board Rule prescribed percentage of student stations that a room (and proportionately, a school and school district) can satisfactorily accommodate at any given time. From a school/campus analysis perspective, "utilization" is determined as the percentage of school enrollment to capacity. Current DOE established K-12 utilization factors are as follows:

Elementary 100%, Middle 90%, High 95%

**Capacity:** The number of students that can be satisfactorily accommodated in a room at any given time and which, is typically a lesser percentage of the total number of student stations. That percentage factor is typically referred to as the "Utilization Factor". The capacity of a campus is therefore determined by multiplying the total number of student stations by the utilization factor (percentage). NOTE: Capacity is **ONLY** a measure of space, not of enrollment.

**Class Size Reduction (CSR):** Article IX of the Florida Constitution requires the legislature to "make adequate provision" to ensure that by the beginning of the 2010 school year, there will be a sufficient number of classrooms for a public school in core related curricula so that:

- i) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for pre-kindergarten through grade 3 does not exceed 18 students;
- ii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 4 through 8 does not exceed 22 students; and
- iii) The maximum number of students who are assigned to each teacher who is teaching in public school classrooms for grades 9 through 12 does not exceed 25 students

**School Size:** For planning purposes, each public school district must determine the maximum size of future elementary, middle and high schools. Existing school size is determined solely through FISH data. Seminole County Public Schools has established the sizes of future schools (with the exception of special centers and magnet schools) as follows:



- i) Elementary: 780 student stations
- ii) Middle: 1500 student stations
- iii) High: 2,800 student stations

**Projected Number of Additional Students** is determined by applying the current SCPS student generation rate (calculated by using US Census data analysis) to the number and type of units proposed. The number of units is determined using information provided by the County and/or from the applicant's request. If no actual unit count is provided the unit count is then estimated based on the maximum allowable density under the existing/proposed future land use designation.

**Full Time Equivalent (FTE)** - A calculation of student enrollment conducted by The Florida Department of Education (FDOE) authorized under Section 1011.62, Florida Statutes to determine a maximum total weighted full-time equivalent student enrollment for each public school district for the K-12 Florida Educational Funding Program (FEFP).

**Students Resulting from Recently Approved Developments** is a summary of students generated from developments approved and platted since January 2005. Student enrollment changes due to existing housing are excluded from these totals.

**Comments:** The students generated from the proposed new residential dwelling units could not be absorbed into the elementary, middle, or high schools without the increased use of relocatable student stations (portables) or significant reduction in level of service at the affected campus. There are an additional 602 student stations in the current 5-year plan to relieve overcrowding in the Northeast Cluster elementary zone. There are no planned expansions/additions in the current five-year capital plan that would provide additional student capacity to relieve the affected middle or high schools.

**Williamson, Tina**

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**From:** EILEEN HINSON [HINSONE@ci.sanford.fl.us]  
**Sent:** Wednesday, January 31, 2007 3:40 PM  
**To:** ANTONIA GERLI; RUSSELL GIBSON; Sikonia, Ian  
**Cc:** LEO CRUZ; DAVID RICHARDS; LARRY ROBERTSON; Williamson, Tina  
**Subject:** Re: Intergovernmental Notice from Seminole County

Ian,

I was forwarded the following information regarding a townhome project in the county bearing the name Riverview Townhome PD.

We already have a PD named Riverview Townhomes and it is currently under construction at this time. I think, since, although not formally in the City of Sanford, it is in Sanford, we should not have two projects by the same name.

If it is not too much to ask, I would like to request the project be required to change its name to avoid confusion.

Thank you for your consideration on this item.

Eileen Hinson - Senior Planner  
 City of Sanford  
 Phone 407.330.5642  
 Fax 407.330-5679

>>> "Sikonia, Ian" <ISikonia@seminolecountyfl.gov> 1/30/2007 9:58 am >>>

<<Riverview Townhome School.doc>>  
 To Whom It May Concern:

Attached is an intergovernmental notice for the Riverview Townhome PUD located on the east side of SR 415, approximately 1 mile north of the intersection of SR 46 and SR 415. The applicant is proposing a development on 9.99 acres which shall include a 60 unit townhome community with customary residential amenities. If you have any questions please give me a call at the number listed below.

Thanks,

Ian Sikonia  
 Senior Planner  
 Planning and Development Department/Planning Division  
 1101 E. First Street  
 Sanford, FL 32771  
 Tel: (407) 665-7398  
 Fax: (407) 665-7385  
 ISikonia@seminolecountyfl.gov

-\*\*\*\*Florida has a very broad Public Records Law. Virtually all written communications to or from State and Local Officials and employees are public records available to the public and media upon request. Seminole County policy does not differentiate between personal and business emails. E-mail sent on the County system will be considered public and will only be

1/31/2007